

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, March 19, 2020, 1:30 p.m., City Council Chambers, 1<sup>st</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE** Jim Johnson, Greg McCown, Jim McKee, Greg Newport and Melissa Dirr Gengler; Nancy Hove Graul absent; the seventh seat of this Commission is vacant.

**OTHERS IN ATTENDANCE** David Cary, Paul Barnes and Rhonda Haas of the Planning Department.

**STATED PURPOSE OF MEETING:** Historic Preservation Commission Meeting

Chair McCown called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

McCown requested a motion approving the minutes for the meeting of February 20, 2020.

Motion for approval made by Newport, seconded by Johnson and carried 5-0: Johnson, McKee, Gengler, Newport and McCown voting 'yes'; Hove Graul absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

### **CERTIFICATE OF APPROPRIATENESS FOR WORK AT PHILLIPS CASTLE, 1845 D STREET IN THE MOUNT EMERALD LANDMARK DISTRICT**

#### **PUBLIC HEARING:**

**MARCH 19, 2020**

Members present: Johnson, McKee, Gengler, Newport and McCown; Hove Graul absent.

Michael Olderbak came forward and stated at the last HPC meeting it was discussed that everyone would do more research on this product and other roofing products. The roofer that was hired for this project is Terri Neman, who is here today to answer questions. Michael Olderbak, the property owner, has also come in to answer questions. He shared that they have brought samples in for the Commissioners to see.

Terri Neemann, Neemann & Sons, 1121 High Street, came forward and stated he has been in business since 1981, and has used several different products, over the years. Some of the

products have been good and others have been bad. He shared that he has used Davinci products for 15 to 18 years. They have done 200 to 300 roofs in Lincoln using Davinci with no complaints. They have used other products over the years, but Davinci seems to be a good product that has an old slate look.

Gengler asked about the longevity of Davinci on historic buildings, and further asked what the oldest replacement was he has seen. Neemann shared he used this product 18 to 20 years ago, and they still look good. They have used EcoStar products, over the years, which have really faded. Gengler asked if they were getting brittle with the yearly seasons. Neemann stated he has never had the Davinci product crack. Gengler inquired how they have weathered over the years, and further asked if they have chipped or cracked with hail. Neemann shared he has not had any complaints of the Davinci product cracking or chipping with hailstorms.

McCown asked how old those roofs were. Neemann shared they were 10 to 12 years old and Davinci is a good solid product. McCown asked if EcoStar was an inferior product. Neemann said it is good, but they are harder to put on. Davinci will lay flat and the EcoStar will only lay flat if installed correctly, so the roofer really needs to know how to work with EcoStar.

McKee shared that he was on the State Historical Society Review Board for the National Register of Historical Places, and he wondered if this would change the character of its registration. In the past, putting replacement windows in a historic building removed them from the list because of the windows that had been approved.

Newport stated that he had done research and wondered if this structure was on the National Register. Gengler stated it is considered a certified historical property, so it is coming before this board because it is a locally designated landmark. Discussion continued on the designation of this property. Newport stated he was able to find where it states that replacing with a substitute material would be allowed if it were economical or if the original material was not available. Newport asked about the thickness of the material. He shared the thickness would change the profile of what you will see from the ground. The original slate roof is repetitive and dimensionally the same and this product would not be. Neemann showed the Commissioners the difference between the different products with the samples brought in. He stated that from the ground you would not be able to tell the difference in the thickness at all.

McCown asked if EcoStar had the fading issues. Neemann said yes.

Gengler asked if certain colors are more susceptible to fading. Neemann shared the darker colors would fade more. Gengler stated she has concerns with the thickness of the replacement material, if it would be a noticeable characteristic when looking up and the texture is a little off. Materials are limited and this may set the standard for the next project that may come in. Neemann stated the difference between the Davinci and slate is about 1/8 inch, and he does not feel that anyone would really be able to tell from ground level.

Newport commented he thought that Neemann was correct and the average citizen most likely would not notice a difference. Newport asked if there was something other than a random pattern for it to be true representation to the historic nature of the roof design. One of the first concerns should be to match the existing pattern of the roof with the material. The materials color should be black, and he asked if black was available. Discussion continued on the color of the existing roof.

McCown asked what the longevity of the Davinci was. Neemann said 50 years.

McCown asked Commissioner Newport if he would be in favor of this product if a darker color were picked and in a rolling pattern, which would be closest to what is currently there. Newport shared that he was not sure that he liked the edge detail compared to what is currently there. McCown shared that he liked the look of EcoStar, but it is a lesser product. Gengler asked if they could match the roof better with the Davinci product. Neemann said yes, he could take sample boards and Davinci would match them.

Newport shared that this building maintaining its status needs to be discussed, and he wondered how they could verify the impact this product may have on its status. Gengler shared if HPC approves the use of this product as an appropriate design, she then feels it would not be an issue. Discussion continued on this property maintaining its status.

McCown requested a motion on this item.

**ACTION:**

Gengler approved the appropriateness of this replacement material, provided they would match the shape and color of the slate roof, as it exists today, seconded by Johnson.

Newport also asked that the pattern of the roof be followed at installation.

Motion carried 5-0: Johnson, McKee, Gengler, Newport and McCown voting 'yes'; Hove Graul absent.

McCown thanked them for their time and effort on this, because it is a significant building.

Newport suggested that they might salvage as much of the original slate as they can from the roof and save for future knowledge, so they know what was originally there.

**CERTIFICATE OF APPROPRIATENESS FOR WORK AT 701 P STREET, IN THE HAYMARKET LANDMARK DISTRICT**  
**PUBLIC HEARING:** **MARCH 19, 2020**

Members present: Johnson, McKee, Gengler, Newport and McCown; Hove Gaul absent.

Paul Barnes, Planning Department, stated that Ryan Haffey, Nebraska Signs, is on the phone for this item, if needed. He shared the description from the memo by Ed Zimmer; this sign will be for a new business at this location. They are proposing a projecting sign generally similar to those approved for past establishments. The sign will be three feet wide, five feet tall, and no internal illumination. This proposed sign is consistent with the sign criteria of the Haymarket Special Sign District and staff is approving the certificate of appropriateness.

McKee stated there is no internal illumination and it does not look like there is external illumination either. Barnes stated that he could confirm no internal lighting. McKee confirmed that he does not think this sign has external lighting, because they would have stated it.

**ACTION:**

McKee moved approval of the certificate of appropriateness, as submitted with no illumination, seconded by Newport and carried 5-0: Johnson, McKee, Gengler, Newport and McCown voting 'yes'; Hove Gaul absent.

**RESOLUTION ON CERTIFIED LOCAL GOVERNMENT GRANT APPLICATION TO HISTORY NEBRASKA FOR JUNE 2020-MAY 2021 PERIOD**  
**PUBLIC HEARING:** **MARCH 19, 2020**

Members present: Johnson, McKee, Gengler, Newport and McCown; Hove Gaul absent.

Paul Barnes, Planning Department, came forward and stated that the Commissioners should have received a draft of the grant and the application. He shared that he would be presenting additional content from Stacey Hageman. This is for a certified local grant through History Nebraska. The City of Lincoln and Historic Preservation Commission have received these grants for years. This program has been very successful with its education and outreach program in the community. This would be from June 2020 to May 2021 and is for \$24,000. He shared that this is consistent with past requests and there will be a required 40 percent local match. Typically, there is an overmatch, because of everything done within the community. Moving forward, it does look like we will be able to count match from Ed Zimmer, as he continues his work throughout the City. The grant activity for the coming fiscal year continues to include extensive education and outreach with Ed Zimmer donating hours. We will continue to enhance our online presence with adding district information with a story map, as well as site-by-site information on surveyed properties. He shared that they will be working on getting

thousands of site files online. This would be available for the public to search information on their house and will take more than one grant cycle to complete. Ms. Hageman has been doing research on “Nebraska’s only woman builder,” Laura Wood, and will look to find a district that highlights her work. Ms. Hageman will also attend The National Association of Preservation Commissions conference in Tacoma, Washington, which was not in the draft that you received. We are requesting that Ms. Hageman’s American Institute of Architects’ associate membership be paid for by grant funds. This will allow her to receive education and training resources.

McCown asked about the cost. Barnes shared it would be a few hundred dollars and he could get that information for the Commissioners. He shared that the amount of this is not a significant amount to the grant.

McCown inquired if Laura Wood was prior to the Wood’s Brothers. Barnes stated that would be a good question for Ms. Hageman, as she does her research.

**ACTION:**

McKee motioned to approve the resolution, second by Johnson and carried 5-0: Johnson, McKee, Gengler, Newport and McCown voting ‘yes’; Hove Graul absent.

**DISCUSS AND ADVISE**

**REDEVELOPMENT OF GOLD’S BUILDING, SW CORNER OF 11<sup>TH</sup> & O STREETS**

Paul Barnes, Planning Department, came forward and stated that Eric Westman and Jennifer Honebrink are available through a GoTo meeting and Mr. Westman has slides that he would like to share on this project.

Eric Westman, Alley Poyner Macchietto Architecture, 1516 Cuming Street, stated the inside of the building would be split and half is for the State of Nebraska and the other half for a hotel. He explained that the Gold’s Building will be restored to be functional again, the skywalk will be removed, repair and refurbishment of the canopy and a new storefront entrance. They are likely going to redo all of the storefront, which is not the historic storefront. This area is above the canopy. The second story windows were replaced with Pella windows three or four years ago. At some point, they would like to replace the rest of the windows not replace the first time.

McKee asked if the Pella windows were wooden. Jennifer Honebrink stated that she was unsure. Westman shared that the original windows were wooden, but currently they are wood clad windows. Newport shared that in the pictures, they look to be wood, but they also look to be deteriorating with the paint is flaking off. McKee asked if the Pella replacement windows were wood. Westman showed a picture of a new window and an original window and

explained that they did go through a process to match the profile of the windows.

McKee asked if owner of the Gold's Building wanted the removal of the skywalk. Dan Marvin, Urban Development, came forward and stated that the skywalk is the property of the building and the owner does have the option to remove. The easements that allow the public to walk through them have expired. McKee stated that the easement of the east side would detach a different building and they would lose that option. Marvin stated that they have had conversations with the owner of the building to the east and they are agreeable.

Westman stated the goal is to remove the skywalk and infill the exposed opening into the building with glazing to match existing door opening into the building. There will be some repair of the terra cotta cracks and they are currently looking at products to repair and treat the area. McCown asked where the cracking on the building was located. Westman shared that the cracking is across several of the terra cotta blocks. If the cracking has stopped, there will be a more permanent repair to the blocks and if it has not stopped, they would want to seal and protect for now, so that it could be fixed later when the cracking has stopped. Discussion continued with the cracking to the terra cotta on the building.

Westman shared that the canopy will have the chipping paint removed and repainted. They have proposed to repair the concrete, prepare the tie rods and make ready for paint. There is a lot of terra cotta cracking from the canopy supports, which would either be protected for now or repaired, which would depend on the type of cracking.

McCown inquired if the canopy was ever replaced or if it was the original profile, for that canopy. Westman shared that he did not know. McKee shared that there was another canopy and it appeared to have been refaced, and he feels that it could be original and the ties to the building are original. Discussion continued on the canopy.

Westman explained that the windows would be replaced. McCown asked if the windows were originally designed as a removable sash. Westman stated they did the last time. McCown asked if these were single hung with a stationary transit window. Westman said yes.

McKee shared that he does not believe that this has come before the Historic Preservation Commission in the past. McCown inquired if it is proposed for all of the windows to be replaced. Westman shared that the area they have been discussing would be replaced with something similar on the storefront around it. These are the doors for the stairs that come up from the basement. McKee shared that he recalls this area had a display window with an entrance.

McCown inquired how many windows were set to be replace throughout the entire building. Westman shared that the intent would be to leave the second floor windows as they are. McCown stated that the replacement windows on the second floor would stay and they would

do the rest of the building. Westman said yes.

Westman stated that the standard storefront under the canopy will be replaced, and they want this to match what the historic storefront was. He shared that they do have historic photos to help with the restoration.

Westman shared they are wanting to install up-lighting and run the conduit close to the building where you cannot see from the street level. They would install lighting under the canopy, which was requested by the owner for safety reasons. They will refurbish the sign on the north to be a neon light, which is on O Street. The Scooters sign will be removed. There is not a tenant yet to replace Scooters, but the owner would like feedback or restrictions on what would meet the guidelines and standards for a new sign. They are requesting some direction to show them what type of signage would be approved. McCown shared that anything would be more elegant than what is currently there. He shared that it would be nice to bring in elements of the architectural design into the signage somehow.

McKee inquired if they were looking for approval on the concept or if they are generally moving in the correct direction. Westman stated they are looking for anything that there is a preference to have something done in a specific way. McKee stated speaking for himself; they are going in the right direction. He shared that he would like to see what they are planning for the windows. Signage will need to be done on a per sign basis. McKee questioned the entrance for the hotel being on the north side, which is on O Street and a Federal Highway. He thought that the loading and unloading area would be somewhere other than O Street. Westman shared that there will be a new entrance on the east side of the building and the north entrance would be maintained, as a second entrance.

Westman shared for the skywalk they would use a glaze for the opening to match existing door openings into the building. The remainder of the opening to be infilled with a composite metal panel that would not reflect the original construction, which would leave the representation of it having a skywalk.

McCown inquired why they would not try to eliminate the skywalk and take it back to the way it originally was. Jennifer Honebrink shared that there is always the idea that things gain historical significance over time. Unsure of when the skywalk was constructed, but once it was it had an impact on the downtown area. The fact that it is going away, but will be honored by showing where it used to be, seems to be appropriate.

McKee stated the skywalk was very briefly successful and then became an obstacle, but does understand that things gain historical significance even if they are not successful and would have no objection to go in either direction.

Newport shared that he would echo what has been shared, but his preference was that some

of the original materials would have been saved and used for the infill. Trying to match the stone with infill material will be difficult, and he further shared he is not concerned with the skywalks historical significance. He asked if this was the intent or just a fallback solution. McKee shared that he would also go in the direction of trying to restore to original. Discussion continued on how to restore back to original. Honebrink shared that they do not use the same chemicals that were used in the past to make the terra cotta look the way it does. They could do something close, but there will be a difference

McCown asked if they like the attempt more than the treatment showing where the scar of the skywalk was. Westman shared that they could share some photos of what has been successful and what has been unsuccessful, in the past.

Newport shared that he would encourage them to do more research on the terra cotta, because there are options for new terra cotta.

Barnes mentioned to the commissioners that this item is for discussion and advisement and there will be a redevelopment plan amendment, which will go to the Planning Commission in a few weeks. Then a redevelopment agreement will go to the City Council, because they will be requesting the use of TIF funds. With this being a TIF project details like what have been discussed today will come back to HPC for review.

McCown asked if they could get more detail on what is going to happen to the awning and the treatments that will be used, because he feels it is a defining feature of the building. Westman stated that they could give more details on what was going to happen to the canopy.

Westman shared that they will be putting in new windows on the west side. Commissioners had no objections to this being done.

Westman shared that they can follow up with a floor plan. McKee stated that any additional information on this project would be greatly appreciated and they would be pleased to look at it.

Barnes shared that he had to leave the meeting and David Cary would be available for questions.

Newport inquired if the TIF funding would address the streetscape items. Westman shared that Olsson Engineering will be hired to work with the City on this. There has been some discussion on a bus stop, but there has not been much discussion on this, at this point. Dan Marvin, Urban Development, came forward and asked if they have been working with a local architect on this project. Westman stated they have been working with Dan Mulligan. Marvin shared on the streetscape the Urban Development Department has a larger project called Entryway Corridors, which is before City Council. There is Master Plan and the corridor from 9<sup>th</sup> and O



Street to 28<sup>th</sup> Street. This would inform them on all the different projects that would be TIF projects through that area, which would address the streetscape. They should have a concept plan of what they expect the area to look like.

Gengler shared that for future discussion with the TIF funds they would like additional information on the window configuration and details, the canopy and the treatment of where the skywalk is going to be removed with the replacement material and more detailed drawings. In the drawings, they would like to see if it is a metal panel, more organic material, limestone or terra cotta so that it is clearer, for the upcoming TIF discussion. Westman said they could do that.

David Cary, Planning Department, came forward and stated that there was no further business to discuss and thanked the Commissioners for their service during these interesting times. HPC meeting will continue until such time we are told not to, wanting to keep City business moving forward.

There being no further business, the meeting was adjourned at 2:48 p.m.